



# 126 Saddleland Crescent Calgary Alberta

\$709,900

MAIN FLOOR DEN/FLEX ROOM AND FULL BATHROOM | 4 BEDROOMS + LOFT ON UPPER FLOOR | DOUBLE ATTACHED GARAGE | NEW ROOFING, SIDING AND DOWNSPOUTS | 2 FURNACES | BASEMENT SIDE ENTRANCE | Welcome to this stunning home in the heart of SADDLERIDGE, one of the most family friendly communities! Offering over 2,400 sqft of thoughtfully designed living space, this home features a main floor DEN/FLEX ROOM with a full bathroom, 4 generously sized bedrooms, ideal for growing families seeking comfort and space. The double attached garage adds everyday convenience, while the intelligent layout ensures functionality throughout. Step inside to a grand foyer that welcomes you into a spacious and inviting living room with a formal dining area perfect for hosting family gatherings and special occasions. The main floor boasts a versatile DEN/FLEX ROOM and a FULL BATHROOM, ideal for guests, home office, or multi-generational living. The kitchen is strategically positioned, featuring granite countertops, ample cabinetry and a functional layout that adds a touch of sophistication and convenience for everyday cooking or entertaining. Enjoy cozy evenings in the massive family room highlighted by a CORNER FIREPLACE and large windows that offer backyard views. Adjacent to the dining area, a door leads out to a fully fenced backyard with a concrete patio the perfect haven for family time, barbecues, and year-round relaxation. This spacious outdoor retreat is designed for making cherished memories with loved ones. Convenience continues upstairs, where a well-designed staircase leads to the upper floor featuring a generous primary bedroom complete with a walk-in closet and a private full ensuite bathroom. You'll also find three additional spacious bedrooms, perfect for family members or guests, along with a full 4-piece bathroom for added comfort. Convenient laundry room and a huge loft area complet...

4pc Bathroom 4.92 Ft x 8.00 Ft  
Breakfast 13.00 Ft x 6.75 Ft  
Dining room 9.67 Ft x 19.67 Ft  
Foyer 12.00 Ft x 9.92 Ft  
Kitchen 17.33 Ft x 15.67 Ft

4pc Bathroom 9.25 Ft x 4.83 Ft  
5pc Bathroom 9.17 Ft x 9.25 Ft  
Bedroom 9.25 Ft x 13.25 Ft  
Bedroom 9.33 Ft x 15.08 Ft  
Bedroom 10.00 Ft x 11.17 Ft

a

Listing Presented By:



Originally Listed by:  
Prep Ultra

<https://www.abidjahangir.com/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)

Living room 14.08 Ft x 14.50 Ft

Other 9.67 Ft x 5.92 Ft

Office 10.08 Ft x 7.42 Ft

Pantry 3.83 Ft x 3.83 Ft

Den 9.83 Ft x 13.00 Ft

Laundry room 9.17 Ft x 5.67 Ft

Primary Bedroom 17.50 Ft x 12.00 Ft

Other 10.00 Ft x 5.92 Ft